



COMMERCIAL
REAL ESTATE
the sign of a profitable property



FORMER TOASTED BUN & DENNY'S FOR LEASE IN THE HEART OF VAN NUYS

14445 Sherman Way, Van Nuys, CA 91405



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DRE#01495419



2ND GEN RESTAURANT
VAN NUYS, CA

PROPERTY FEATURES

14445 Sherman Way, Van Nuys, CA 91405



APPROX. 4,574 SF

FORMER TOASTED BUN & DENNY'S AVAILABLE

- ✓ Open seating floor plan, kitchen, storage, and 2 restrooms
- ✓ Private office
- ✓ Built-out kitchen, hoods, 3 compartment sink, and more
- ✓ Walk-in cooler and freezer
- ✓ Separate bar area
- ✓ NO KEY MONEY
- ✓ Beautiful exposed ceilings and ducting
- ✓ Excellent signage and visibility on Sherman Way and Van Nuys Blvd
- ✓ Lots of natural light
- ✓ Free parking spaces plus truck delivery access

RENTAL RATE

14445 SHERMAN WAY: ±4,574 SF | \$3.75 PSF + NNN

- ✓ Heavy pedestrian and automobile traffic
- ✓ Located at the busy intersection of Van Nuys and Sherman Way
- ✓ Neighboring tenants include: Yum Yum Donuts, Hanmi Bank, ICDC College, Dunkin Donuts, Davita, Kaiser and Providence Hospitals, The Habit Burger, Starbucks, Big 5 Sporting Goods, Target, Walgreens, In-N-out, Smart & Final, The Home Depot, Babies R Us, Mann Theaters, Living Spaces, Chipotle, Ross
- ✓ 350+ new apartments in the area
- ✓ Close proximity to the 405 Freeway

DEMOGRAPHICS

POPULATION



1 MILE	3 MILE	5 MILE
47,133	339,221	723,928

AVERAGE HOUSEHOLD INCOME



1 MILE	3 MILE	5 MILE
\$74,853	\$83,648	\$96,176

DAYTIME POPULATION



1 MILE	3 MILE	5 MILE
37,863	272,846	586,929

TRAFFIC COUNT



± 82,838 CPD AT INTERSECTION



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INTERIOR PHOTOS

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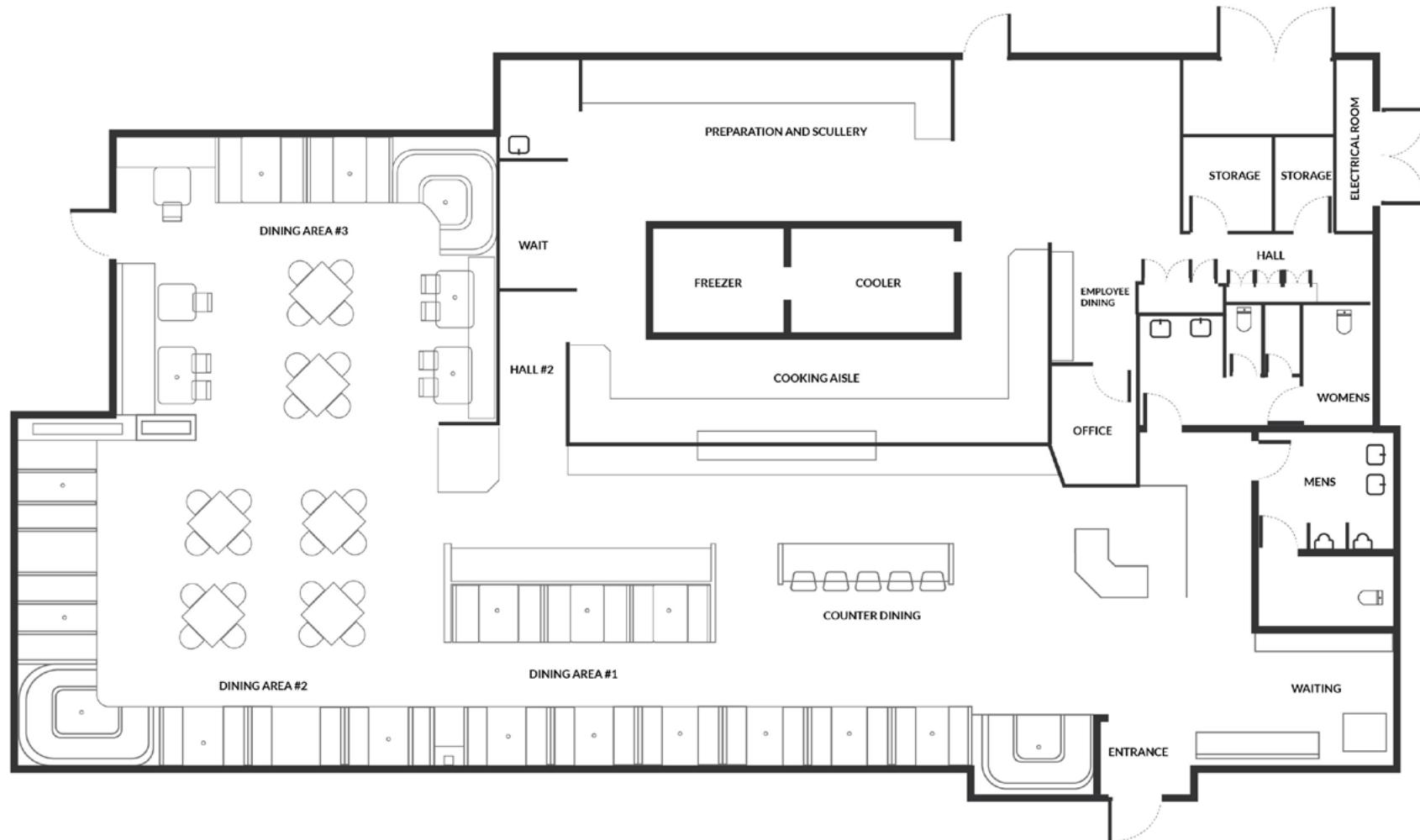
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FLOOR PLAN

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Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.

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SITE PLAN

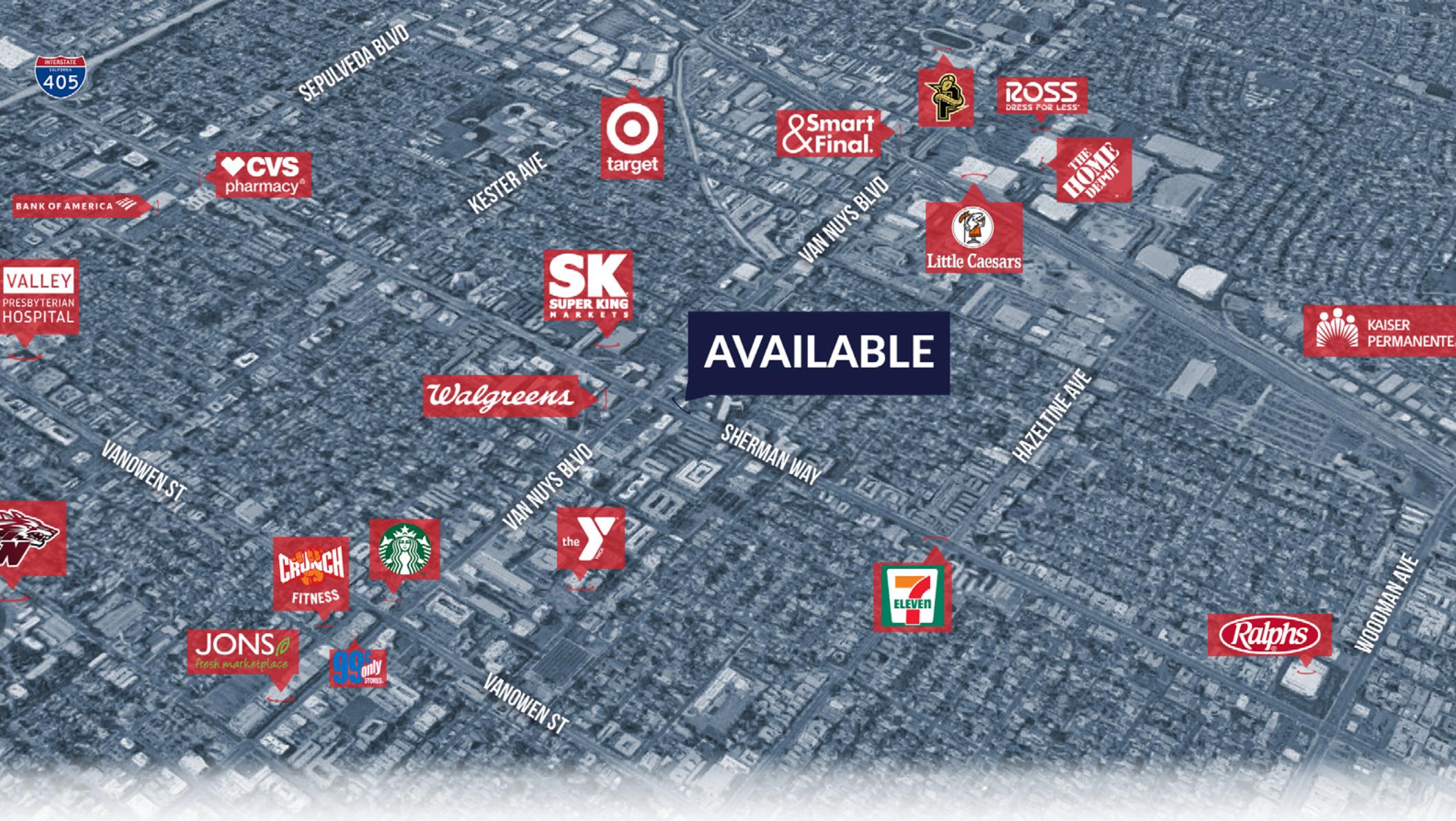
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VAN NUYS BLVD



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AERIAL MAP



**COMMERCIAL
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